



PLANNING AND ZONING COMMISSION

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MINUTES PLANNING & ZONING COMMISSION THURSDAY DECEMBER 8, 2022 REGULAR MEETING 7:00 p.m.

This meeting was held remotely, solely via ZOOM.

Commissioners Present: J. Chadwick, M. Palluzzi, J. Vaiuso, F. Russo, S. Huttner, C. Andres

Commissioners Absent: M. Liguori

Staff Present: H. Smith- Town Planner, E. Breining- Asst. Town Planner, M. Martin-Clerk

Chairperson Andres reviewed the public hearing procedures.

E. Breining reviewed how to participate in the public hearing.

PUBLIC HEARINGS:

1. Westford Real Estate Management LLC c/o-John Westford-Applicant
Jefferson Woods Community Inc. c/o Nally Sahiin-Owner
11-404 Jefferson Woods
Special Exception Modification- Construction of Additional Parking
Application #22-8.3
A/R 9/1/22 & PH opened 9/15/22 & continued to 12/08/22

The applicant requested that this item be **Tabled** to the January 5, 2023 meeting. The applicant offered a time extension which the commission accepted.

2. Daniel Rabin- Applicant
Amendments to Section 6.16 (Alternative Energy) and 4.18 to allow Large Scale
Ground Mounted Solar Arrays as currently defined in Section 2.2.
Application #22-10.1
A/R 10/6/22 & PH opened 11/17/22 & continued to 12/8/22

Per H. Smith, this item is continued to the January 5, 2023 meeting. The applicant offered a time extension which the commission accepted.

3. 4 Three Elms LLC c/o Kurt Wittek-Applicant & Owner
4 Three Elm Road
Special Exception & Coastal Site Plan for further modifications regarding the renovation of a
Two Family Dwelling.
Application #22-10.5
A/R 10/20/22 & PH opened 11/17/22 & continued to 12/8/22

Attorney Jeffrey Beatty represented the applicant and noted that Tony Bulduc and Gregg Nucci, John Cunningham and the applicant were also present. He added that there were some questions from the last meeting regarding the grading and landscaping. They have submitted revised plans which they will review.

Tony Bolduc (Thomas & Associates Engineers & Land Surveyors) spoke first and said they would reply to some of the comments from the last meeting. He started by asking John Cunningham (Landscape Designer) to start. He noted there are no changes to his prior landscape plan.

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Greg Nucci (Architect) noted all the lighting is full cut off.

Tony Bolduc displayed a photo and site plans and reviewed the grading, stockpiling, drainage.

E. Breining reviewed the staff report.

H. Smith noted an email from the abutting neighbor (Barbara Chesler) had been received.

PUBLIC INPUT: No one spoke.

Chairperson Andres closed the public hearing.

4. 94 East Main Street LLC, c/o Stacy Ruwe-Applicant & Owner
94 East Main Street
Special Exception & Coastal Site Plan -Construction of (3) Two Family Dwelling Units
Application #22-10.7
A/R 11/3/22 & PH set for 12/8/22

J. Pretti (Criscuolo engineering) and Joe Sepot (Sepot Architects) were present and J. Pretti stated this project is for 3 duplex units. He displayed and reviewed the site plan.

Joe Sepot then reviewed the architectural details.

H. Smith displayed the site plan and reviewed the staff report. He recommended continuing this application to the January 5, 2023 meeting.

The commissioners made a few comments.

PUBLIC INPUT:

1. Andrew Suarez-15 Beech PI- He said he had previously submitted a letter to pz dept. He thinks the project is too much for the space. He voiced his concerns and suggested the applicant build in a larger location. He noted there are safety concerns which he listed.
2. Mr. & Mrs. Isacson-He said he sent an email. He spoke of the 1790 structure that's currently in the front of this proposed project. He is concerned about the water, saying that 94 East Main is the highest elevation in the neighborhood. He said 114 East main has a large backyard and every spring the yard floods. He is concerned that paving for the proposed 17 parking spaces could increase the flooding problem.
3. Mike & Jan Giordano- Mike noted his wife is a 3rd generation property owners. He feels this is a very dense development. He has water concerns. The back lot does flood. He is opposed to this. Where will the snow removal go? He is concerned that these buildings have a full basement that is a mistake. He is concerned about access to their property while the building is going on. Jan spoke of her concerns regarding too many cars.
4. Jacey Wyatt-84 East Main St-She is a 3rd generation homeowner and has many concerns. She said what has been said about the flooding is true. The project will be five feet from her house. She is opposed to the entire project. She is very concerned. The project is too dense. The neighbors need more time to gather more information. How will the neighbors access their property? She asked the board to continue this. The neighbors are upset. She thought there was a restriction on this property that would prohibit any development.
5. Matt Radulski (Branford Historical Society)-He is speaking for himself only, not the historical society. He said 94 East Main St is a contributing property on the national register of historic places. He thinks it is a significant property. He feels this type of development (multi-family) does not belong in this historic district.
6. Bill Galdenzi (speaking for his parents Bonnie & Fred of 101 East Main St.) Spoke saying his parents are opposed. The car lights will shine directly into their house. They are also concerned about the increase in traffic this will bring.
7. Bill L. (3 Beech Place) – He agrees with all the concerns that were brought up at the meeting. The project is out of sync. It's not the place for a multi-family. He is concerned about the retaining wall as well as blasting.

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J. Pretti said he will try to address all the neighbors' concerns at a later date rather than at the meeting now.

5. Matthew Reale-Applicant & Owner
0 Bartholomew Road
Special Exception & Coastal Site Plan-Oversized Accessory Structure
Application #22-10.9
A/R 11/3/22 & PH set for 12/8/22

J. Pretti (Criscuolo Engineering) represented the applicant and he reviewed the project and site plan. This project is for a two car garage. He noted there are two parcels but they have been sold together. But it's listed as 2 parcels. They did get a variance to allow a structure on a parcel that doesn't have a primary structure.

H. Smith reviewed the site plan. He noted there is a tidal wetland boundary and the building is about 30 feet from it. He reviewed what the DEEP recommends. He suggested 50 ft. be considered for a vegetated buffer.

H. Smith suggested this be continued to the Jan 5, 2023 meeting so he could get more information.

Chairperson repeated this is continued to the Jan 5, 2023 meeting.

MINUTES: 11/17/22 & 11/3/22 (Revised)

F. Russo made a motion to approve the 11-17 minutes.

J. Chadwick seconded the motion which passed unanimously.

H. Smith reviewed the revised 11-3-22 minutes.

J. Chadwick rescinded the prior motion to approve the 11-3- minutes and made a motion to approve the revised 11-3 minutes.

F. Russo seconded the motion which passed unanimously.

CORRESPONDENCE: None

RETURN TO TABLE:

6. 4 Three Elms LLC c/o Kurt Wittek-Applicant & Owner
4 Three Elm Road
Special Exception & Coastal Site Plan for further modifications regarding the renovation of a Two Family Dwelling.
Application #22-10.5
A/R 10/20/22 & PH opened 11/17/22 & continued to 12/8/22

F. Russo made a motion to approve the application with the Findings & Conditions below:

FINDINGS:

1. Subject to compliance with the adopted conditions listed below, the Commission finds, based on the testimony and application materials presented, that the proposed use of the property is consistent with the Special Exception Criteria.
2. The Coastal Site Plan is consistent with the goal and policies of the Coastal Area Management Act (CGS Section 22a-92) and incorporates conditions and modifications necessary to mitigate adverse impacts on coastal resources and any future water dependent activities.

CONDITIONS:

1. Prior to the start of construction all conditions of the previous shall remain in full force and effect as they may still apply, and shall be demonstrated to be met.
2. Prior to the start of construction erosion control measures shall be installed to the satisfaction of the Zoning Enforcement Officer and maintained throughout the project.
3. To reduce glare, all fixtures shall be demonstrated to meet the IES full cutoff definition unless they are emergency lights or very low level accent lights (less than 900 lumen output- less than an incandescent 100 watt bulb). Fixed, not adjustable, arm mounts shall be used for all fixtures. The correlated color temperature of the light source for all exterior fixtures, either building or pole mounted, shall be equal to or less than 3000 Kelvin (K). Information on all building mounted and other site lighting shall be provided as necessary to demonstrate compliance with Section 6.7 and the Lighting Appendix referenced in this Section of the Zoning Regulations.

J. Chadwick seconded the motion which passed unanimously.

OLD BUSINESS:

1. Branford Land Development LLC c/o Attorney Megan Miles-
Applicant & Owner
5 Indian Neck Avenue
PDD/Master Plan Modification -Addition of Building with Brewery
Tanks to Existing Facility.
Application #22-10.12
A/R 11/3/22, Public Hearing waived on 11/17/22
2. Branford Land Development LLC c/o Attorney Megan Miles-
Applicant & Owner
5 Indian Neck Avenue
PDD Site Plan Modification-Addition of building with Brewery Tanks to Existing Facility.
Application #22-10.13
A/R 11/3/22

Old Business #1 and #2 were heard together.

Attorney Meaghan Miles represented the applicant and was present along with J. Pretti (Criscuolo Engineering) and Joe Sepot (Joe Sepot Architects). She briefly reviewed the application explaining the applicant wants to construct a 1926+sf building for the installation of additional fermentation tanks. She highlighted the site plan.

E. Breining reviewed the staff report.
The commission had a brief discussion and asked a few questions.

J. Chadwick made a motion to approve Application #22-10.12 with the Finding below and an effective date of January 1, 2023.

Findings:

1. The Commission finds that the proposed modification to the previously approved PDD and Master Plan as set forth in this application and as specified below is consistent with and conforms to Section 5.4.A of the Zoning Regulations, Section 9.10.F of the Zoning Regulations, the Comprehensive Plan, and that the POCD has been considered in the decision made on this application.

J. Vaiuso seconded the motion which passed unanimously.

J. Vaiuso made a motion to approve application #22-10.13 with the Findings and Conditions below and an effective date of January 2, 2023.

Findings:

1. The Commission finds that the proposed modification to the previously approved PDD Site Plan as set forth in this application and as specified below is in conformance with the requirements of the Approved Planned Development District and Master Plan and the Zoning Regulations.

Conditions:

1. Prior to the start of construction the following shall be completed the satisfaction of the Town Planner of his designee:
 - a. A Stockpile are shall be added to the site plan, if determined to be necessary by Planning & Zoning Department Staff.
2. Prior to the start of construction the following shall be completed the satisfaction of the Zoning Enforcement Officer and maintained throughout the project:
 - a. Erosion control measures shall be installed and maintained throughout construction, if deemed to be necessary by Planning & Zoning Department Staff.
3. To reduce glare, all fixtures shall be demonstrated to meet the IES full cutoff definition unless they are emergency lights or very low level accent lights (less than 900 lumen output- less than an incandescent 100 watt bulb). Fixed, not adjustable, arm mounts shall be used for all fixtures. The correlated color temperature of the light source for all exterior fixtures, either building or pole mounted, shall be equal to or less than 3000 Kelvin (K). Information on all building mounted and other site lighting shall be provided as necessary to demonstrate compliance with Section 6.7 and the Lighting Appendix referenced in this Section of the Zoning Regulations.
4. The Site plan may be modified as necessary to the satisfaction of the Town Planner to include EV charging stations and solar panels.

F. Russo seconded the motion which passed unanimously.

3. Paul Crisci-Applicant & Owner
65 Sunset Beach Road
Coastal Site Plan- Modifications to existing Single Family dwelling to bring it
Into compliance with FEMA regulations.
Application #22-10.14
A/R 11/3/22

Tabled to 1/5/2023

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4. Michael Sullivan-Applicant
Martha Squires Jenkins & Elizabeth McConahy Jenkins-Owners
24 Summer Island Point
Coastal Site Plan- Modifications to existing Single Family dwelling to bring it
Into compliance with FEMA regulations
Application #22-10.15
A/R 11/3/22

Tabled to 1/5/2023

5. BC Investment Propertys LLC c/o Bruno Ciccone-
Applicant & Owner
175 Cherry Hill Road
11 Lot Resubdivision
Application #22-11.2
A/R 11/17/22 & PH set for 1/5/23
6. BC Investment Propertys LLC c/o Bruno Ciccone-
Applicant & Owner
175 Cherry Hill Road
Special Exception- Interior Rear (Lot #5)
Application #22-11.3
A/R 11/17/22 & PH set for 1/5/23
7. BC Investment Propertys LLC c/o Bruno Ciccone-
Applicant & Owner
175 Cherry Hill Road
Special Exception- Interior Rear (Lot #2)
Application #22-11.4
A/R 11/17/23 & PH set for 1/5/23
8. Alan & Cynthia Brooks-Applicants & Owners
91 Stannard Avenue
Special Exception- Grading (Sec 6.8) for a home addition
Application #22-11.5
A/R 11/17/22 & PH set for 1/5/23

NEW BUSINESS:

1. Jean Farricelli-Applicant & Owner
104 Cherry Hill Road
Special Exception – Oversized Accessory Structure (Garage)
Application #22-11.6
To be A/R & PH to be set
Public Hearing set for 1/5/2023
2. Central CT YMCA Assoc. Inc.-Applicant & Owner
628 East Main Street
Special Exception Modification-EV Charging Stations
Application #22-12.1
To be A/R

Tabled to 1/5/2023

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3. Matthew & Stephanie Milano-Applicants & Owners
125 Thimble Islands Road
2 Lot Subdivision & Coastal Site Plan
Request for a 90-day Time Extension to the time to file the Mylar for the subdivision.

Tabled to 1/5/2023

OTHER BUSINESS:

1. Bond Release for 250 North Main Street
J. Chadwick made a motion to release the bond.
F. Russo seconded the motion which passed unanimously.

2. Bond Establishment for 168 Montowese Street
Per H. Smith, an additional bond needs to be added for \$1500.00.
M. Palluzzi made a motion to approve the \$500.00 lighting bond.
J. Chadwick seconded the motion which passed unanimously.

F. Russo made a motion to approve the supplemental bond of \$1500.00.
M. Palluzzi seconded the motion which passed unanimously.

3. Bond Establishment for 61 Flax Mill Road-Tabled
4. Election of Officers
J. Vaiuso made a motion to appoint Chuck Andres as Chairperson and Fred Russo as Secretary.
M. Palluzzi seconded the motion which was unanimous.

5. Planner's Report

Nothing was discussed.

The meeting adjourned at 9:28 p.m.